

# Eastvale Gateway II

NWC I-15 FWY. & LIMONITE AVE.  
MIRA LOMA, CA



## PROJECT FEATURES

- Adjacent to Eastvale Gateway I anchored by Vons and Home Depot
- Eastvale Gateway I & II combined total 848,000 square feet on a 75+ acre site
- Excellent freeway visibility and access
- Anchor and shop space available
- Serving the communities of Eastvale, Mira Loma, Ontario, Corona, Norco and Chino
- 51,357 proposed residential units within six miles\*

## TRAFFIC COUNT

I-15@Limonite 154,000 Avg. ADT  
Limonite west of I-15 31,420 Avg. ADT  
Source: CalTrans and Albert A. Webb Associates (2010 estimate)

## DEMOGRAPHICS\*

	2-Mile Radius Trade Area	Immediate Trade Area	5-Mile Radius Trade Area
January 2011 Population Estimate	42,959	68,663	179,849
Total Population at Buildout of All Units Proposed	72,326	118,882	329,646
2010 Median Household Income	\$80,243	\$79,957	\$74,602

\* Derrigo Demographic Studies 1/2011



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# Eastvale Gateway I & II

N W C I - 1 5 F W Y . & L I M O N I T E A V E . • M I R A L O M A , C A



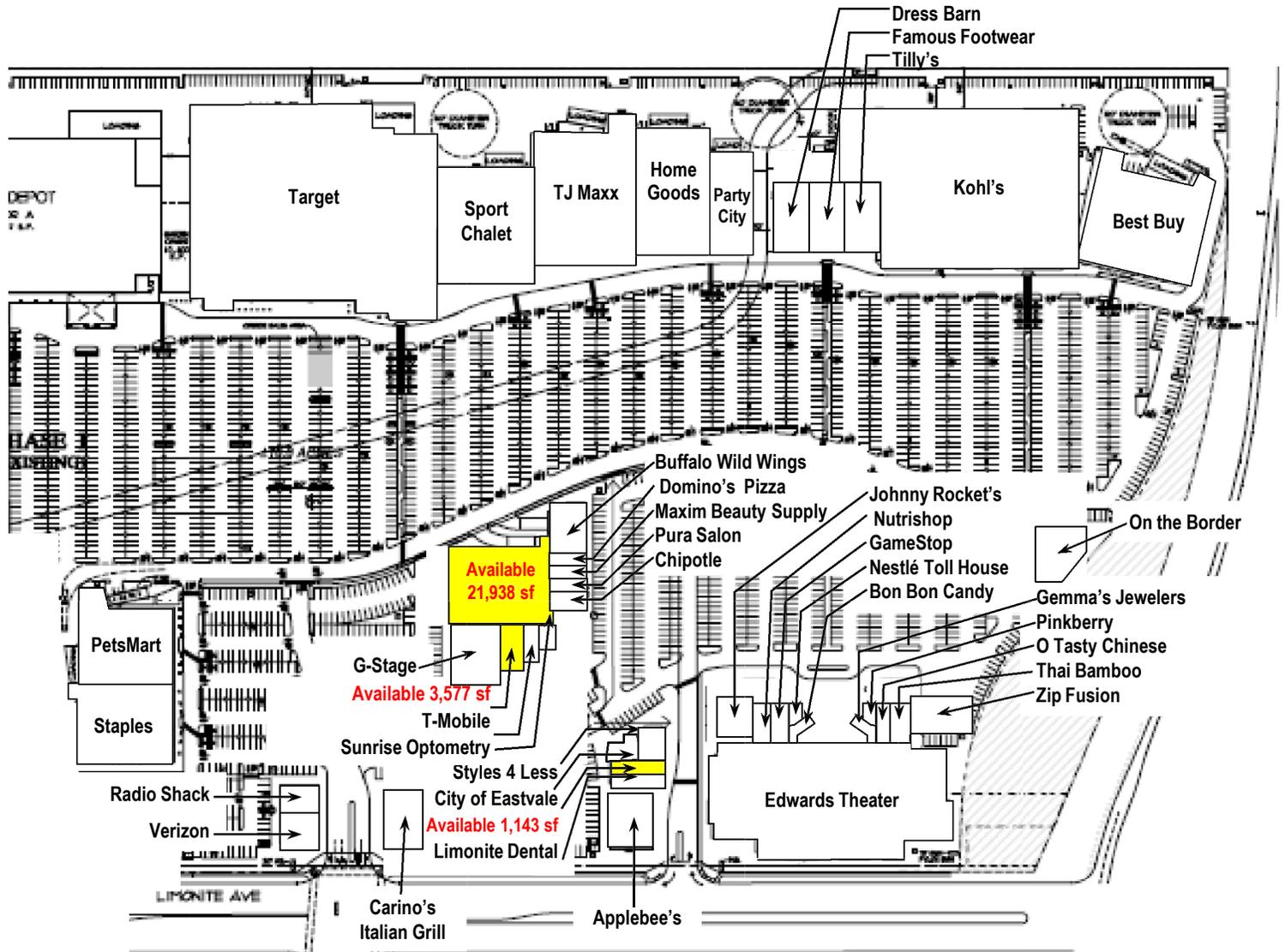
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Note: This site plan shows landlord's plan for configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landlord respecting (a) the particular buildings, (b) the configuration, location, or floor area of any particular building or space, or (c) the proposed use or occupancy of any particular building or space.

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# Eastvale Gateway / Eastvale Gateway South Combo Plan



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